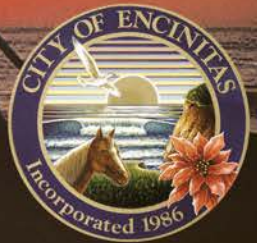


# @HOME IN ENCINITAS





# Future Housing in Encinitas



**The City is beginning a comprehensive process to develop a plan for future housing in Encinitas...**

**and we need you!**





# 2016 Ballot Measure

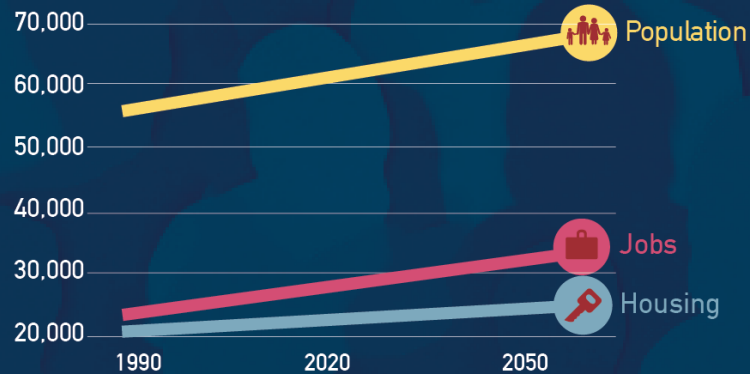
**In 2016, there will be a ballot measure to adopt a plan for future housing in Encinitas...**

**What do you want this plan to look like?**



# Why Does Encinitas Need More Housing?

- **Our population is changing**
  - Accommodating housing choices will meet the needs of our community.



Source: San Diego Association of Governments - Series 13





# Why Adopt a Plan for Future Housing?

- It protects our quality of life
  - Planning for future housing helps avoid negative consequences of growth
  - Ensures development will provide community benefits

**Benefits**

- Ensures more compatible development
- Strengthens our local economy
- Provides adequate amenities
- Makes us eligible for infrastructure grants

**Negative Consequences**

- Overcrowding in existing homes
- Unattainable housing prices
- Mismatch between needs and facilities/amenities
- Loss of organic and eclectic local character

# Are There Financial Benefits to Adopting a Plan?



- **Tax dollars are saved**

- With an approved housing plan, Encinitas will be eligible for regional and state grants that can help fund infrastructure and public amenities
- Currently these projects are developed using local tax dollars





# What Happens If We Don't Make a Plan?

- **It's the law** – State law requires that we adopt a plan to accommodate the housing needs of everyone in our community.
  - Without an adopted housing plan we are in violation, which makes the City vulnerable to litigation

Threat of losing land use control

Housing obligations continue to compound over the years without any chance of relief

Ineligibility for a variety of infrastructure and public amenity improvements funds

Makes the entire General Plan vulnerable to challenge

# Project Process

2014



November 2014: Community dialogue sessions in each of Encinitas' five communities and e-Town Hall online engagement is launched.

December 2014: City Council and Planning Commission joint study session to review results of public input.

2015

January 2015: City Council and Planning Commission joint study session to provide direction on a preferred land use and community character plan for future housing.

February 2015: City Council and Planning Commission joint study session to review the complete draft housing plan and policies, and submission of the draft plan for State review.

March 2015: City Council and Planning Commission joint study session and public review of related draft rezonings and Zoning Code amendments.



May 2015: Environmental Impact Report (EIR) scoping meeting

May-Dec 2015: City staff prepares Draft EIR

2016

January-February 2016: Draft EIR public review and comment period

February-March 2016: City staff prepares responses to comments on Draft EIR

April 2016: Final EIR published

May to June 2016: Planning Commission recommendation and City Council decision to refer final housing plan to voters.

November 2016: Public vote on new housing plan.

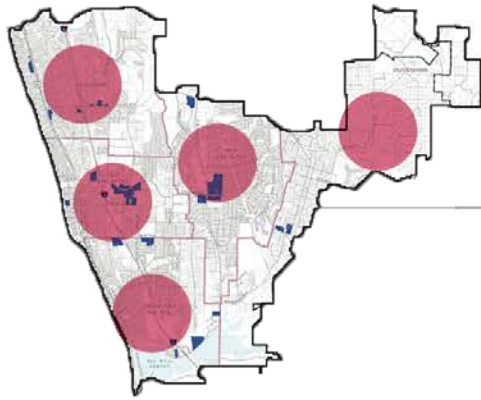


**Community participation is integral to the development of the Housing Plan update**



# Community Dialogue Sessions

- One in each community
- Focus is to:



## Identify

the type and location of future housing in Encinitas



## Determine

the community characteristics that you value to ensure that they are preserved



## Create

design standards for future projects so that the community can be confident that they will fit in with existing neighborhoods

# Your Voice Counts!

## 1. CARDIFF

Seaside Center for Spiritual Living  
1613 Lake Drive  
November 13, 2014

## 2. OLD ENCINITAS

Library  
540 Cornish Drive  
November 15, 2014

## 3. LEUCADIA

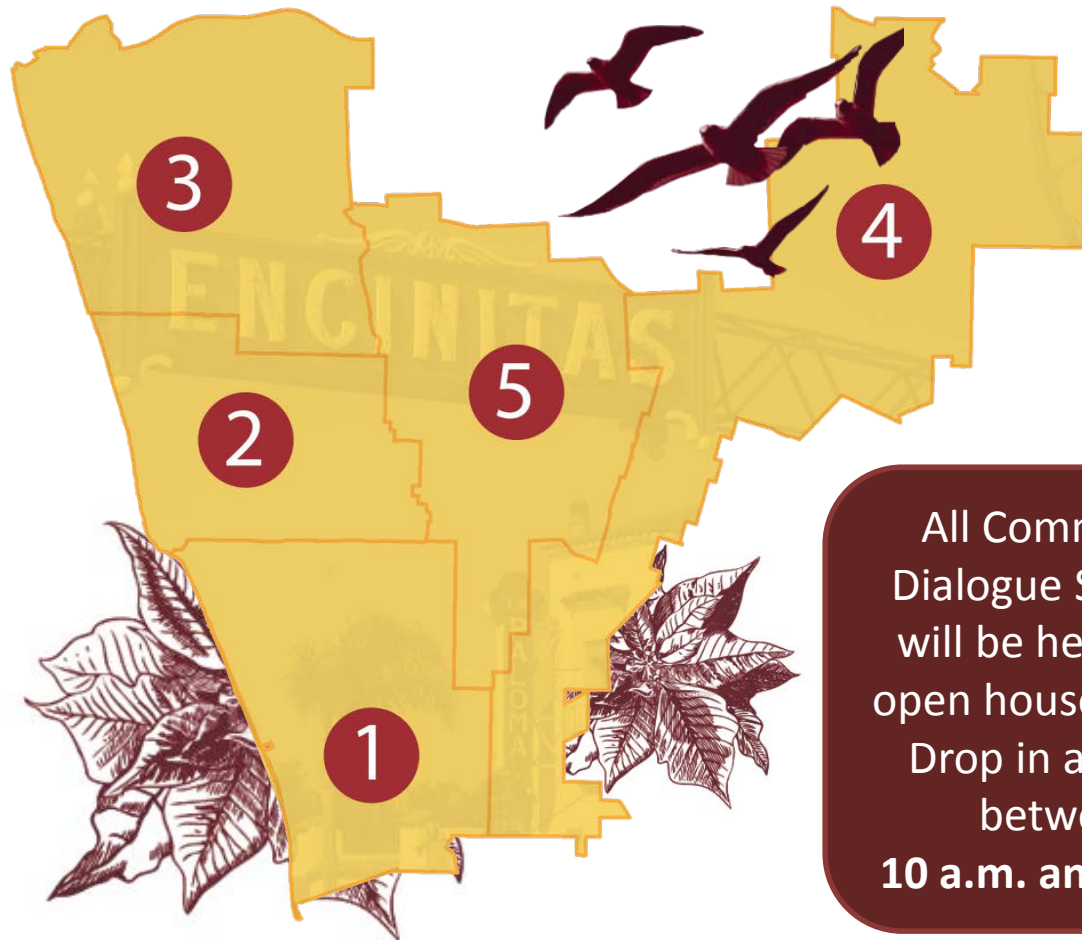
Beacon's Bible Church  
367 La Veta Avenue  
November 17, 2014

## 4. OLIVENHAIN

Ranch View Baptist Church  
416 Rancho Santa Fe Road  
November 18, 2014

## 5. NEW ENCINITAS

Diegueño Middle School  
150 Village Park Way  
November 22, 2014



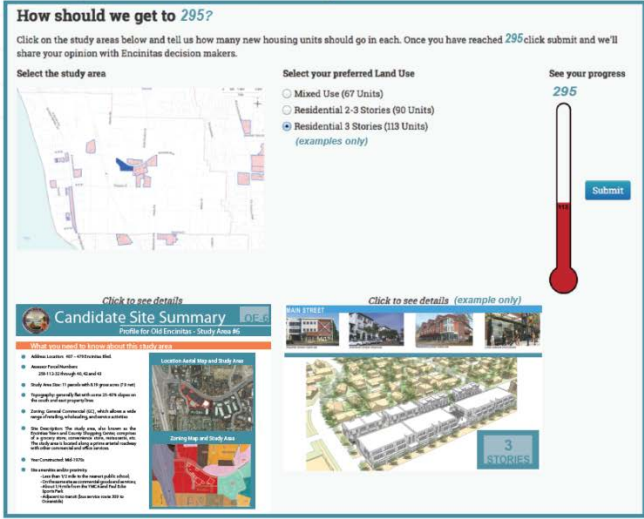
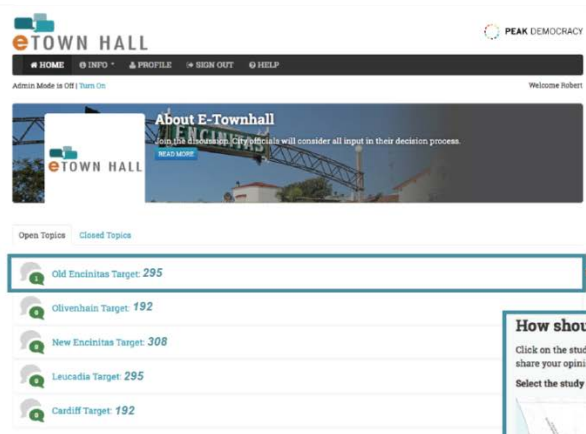
All Community  
Dialogue Sessions  
will be held as an  
open house format.  
Drop in anytime  
between  
10 a.m. and 8 p.m.



# Participate in e-Town Hall



Starting November 10, you will be able to provide your input online using e-Town Hall



**Select your preferred Scenario:**

- Build Up (289 Units)
- Build Out (370 Units)
- Build Alternative (358 Units)

SCENARIO	NEW RESIDENCES	LEVES OF DEVELOPMENT	NEW HOUSING UNITS
<b>BUILD UP</b>	2	12.5	289
<b>BUILD OUT</b>	3	26.8	370
<b>BUILD ALTERNATIVE</b>	4	22.3	358

**DESCRIPTION:** Housing is clustered at the intersection of Encinitas Boulevard and Quail Gardens Drive on medium to large sites to reduce the area of the community that needs parking changes.

**TYPE OF DEVELOPMENT:** Three-story housing

**DESCRIPTION:** Housing is clustered south of the intersection of Encinitas Boulevard and Quail Gardens Drive on large groupings of sites. A mixed-use neighborhood center creates a new place to serve nearby house structures and local businesses.

**TYPE OF DEVELOPMENT:** Two-and-three-story housing and mixed use

**DESCRIPTION:** New housing and mixed use is focused in the downtown area, along Highway 101 on sites currently zoned for I, but need the building height limit to be reduced to three stories. Underutilized sites are chosen to strengthen the character of downtown and create the emerging cultural center. New housing is added at Quail Gardens Drive and Encinitas Boulevard to connect various existing vibrant pieces together in the area.

**TYPE OF DEVELOPMENT:** Two-and three-story housing and mixed use

**RESIDENTIAL INFILL - MEDIUM TO-LARGE SITE**

3-STORIES

**NEIGHBORHOOD CENTER/ MIXED USE - LARGE SITE**

2 & 3-STORIES

**MAIN STREET/MIXED USE - SMALL SITE**

2 & 3-STORIES

**RESIDENTIAL INFILL - MEDIUM TO-LARGE SITE**

2 & 3-STORIES



# Get Involved!

**Together we can design a future that  
provides more choices...  
while protecting the city we love!**



[www.AtHomeInEncinitas.info](http://www.AtHomeInEncinitas.info)



# @HOME IN ENCINITAS

Community Dialogue Meetings in November





Encinitas City Hall  
505 S Vulcan Ave  
Encinitas, CA, 92024

# Your Voice Counts!

Come share your thoughts on future housing choices for our community. The City of Encinitas is hosting five Community Dialogue Sessions to get your input on potential locations for new housing in the city, as well as design considerations for these future neighborhoods.

All Community Dialogue Sessions will be held as an open house format. Drop in anytime between 10 a.m. and 8 p.m. Bring your mobile device for a fun activity.

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November 13, 2014

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2150 Village Park Way  
November 22, 2014

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# @HOME IN ENCINITAS



Community Dialogue Sessions  
in November







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# @HOME IN ENCINITAS

## ¡Su Voz Cuenta!

Venga a compartir sus ideas sobre futuras opciones de vivienda para nuestra comunidad. La ciudad de Encinitas tendrá cinco Sesiones de Dialogo Comunitarios para conseguir su opinión en la localización de las nuevas casas en la ciudad de Encinitas. Además, se verá el diseño que se considerara para estas futuras casas.

Todas las Sesiones de Comunidad de Dialogo se llevara a cabo como un formato de casa abierta de 10 de la mañana a 8 de la noche  
Ven y participa a cualquier momento.

### CARDIFF

Seaside Center for Spiritual Living  
1613 Lake Drive  
13 de Noviembre, 2014

### OLD ENCINITAS

Library  
540 Cornish Drive  
15 de Noviembre, 2014

### LEUCADIA

Beacon's Bible Church  
367 La Veta Avenue  
17 de Noviembre, 2014

### OLIVENHAIN

Ranch View Baptist Church  
416 Rancho Santa Fe Road  
18 de Noviembre, 2014

### NEW ENCINITAS

Diegueño Middle School  
2150 Village Park Way  
22 de Noviembre, 2014



No puede participar en su Sesión de Dialogo Comunitario? ¿Prefiere mejor participar desde su casa o trabajo? A partir de 10 de Noviembre, lanzaremos una actividad en nuestro e-Town Hall, donde podrá dar su opinión en línea.

Para mas información: [www.AtHomeInEncinitas.info](http://www.AtHomeInEncinitas.info)







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**There is still a chance for you to tell us where YOU think we should plan for future housing in Encinitas!**

The deadline for participation is December 5<sup>th</sup> at 5 PM.

Visit [e-Town Hall](#) - and join the conversation!

We also have additional opportunities for you to participate in person ... Join us at City Hall during our Community Dialogue Make-up Sessions any day during the first week of December. During these all-day open houses, the public is invited to view exhibits and talk with City staff to learn how the City can meet current and future housing needs. And yes, you can still provide your input at these events!

**Make-up Sessions**  
**City Hall, Poinsettia Room**  
**Dec. 1 to Dec. 5 (Mon. - Fri.)**  
**9:00 am – 5:00 pm**

Over the past two months, the City has been involved in many outreach events and programs – all designed to get more people involved in the Housing Plan Update. Public participation will help make the community better in the future, so please share this information with your family, friends, coworkers and neighbors - anyone that might have a stake in the future of our community.

Thank you for your participation!

Learn more at [www.AtHomeInEncinitas.info](http://www.AtHomeInEncinitas.info).

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